



**1 Holme Oaks**  
Hereford, HR1 3RE

Andrew Grant

# 1 Holme Oaks

Ocle Pychard, Hereford, HR1 3RE

**2 Bedrooms    1 Bathroom    1 Reception Room**

A semi-detached bungalow with spacious interiors, modern improvements and a large established garden, offering practical living and scope to personalise in a peaceful village setting.

- Semi-detached bungalow with flexible two-bedroom layout and bright interiors.
- Updated with solar panels, new doors and flooring.
- Expansive rear garden with outbuildings and lawned areas.
- Cul-de-sac location with parking and private access rights.
- Peaceful village setting with good connections to Bromyard, Hereford and surrounding countryside.

1 Holme Oaks presents an excellent opportunity to acquire a semi-detached bungalow offering comfortable accommodation with potential to update further. The home includes two bedrooms, one currently used as a second living area, a fitted kitchen and a practical wet room. Improvements include solar panels, solar heating, a new front and back door and flooring throughout, along with newly tiled areas in the kitchen. The accommodation is arranged across one level, providing a welcoming hallway leading to all main rooms. The property enjoys a large garden with useful outbuildings. Situated within a quiet cul-de-sac, it benefits from parking nearby and an indemnity allowing vehicle access over the grassed area if required. This is an appealing property offering comfort, functionality and space to create a home to personal taste, all in a well-connected rural location.

**573 sq ft (53.2 sq m)**





## The kitchen

The kitchen offers an efficient and well-planned layout with fitted cabinetry providing generous storage and workspace. A large window brings in natural light and overlooks the garden, creating a bright and inviting environment. Access to the rear of the property adds convenience, while modern improvements include updated flooring and integrated solar-powered heating efficiency.





## The living room

The living room provides a bright and inviting space with a large front-facing window allowing natural light to fill the area. Its well-proportioned layout offers versatility for relaxation or entertaining, creating a comfortable setting that serves as the central hub of the home and connects easily with the hallway and other rooms.





## The primary bedroom

Primary bedroom is currently arranged as a dining room, offering generous proportions and direct access to the garden through sliding doors. Its versatile layout provides ample space for furniture and can easily be returned to a bedroom if desired. The room enjoys excellent natural light, creating a bright and welcoming atmosphere throughout the day.





## The second bedroom

The second bedroom offers a comfortable and bright space overlooking the front of the property. Its layout provides flexibility for use as a guest room, study or hobby area. The window allows natural light to enhance the sense of openness, making this a practical and versatile room suitable for various lifestyle needs.



## The family bathroom

The family bathroom is conveniently positioned off the hallway between the kitchen and primary bedroom. It features a practical wet room design with a shower, WC and wash basin. Fully tiled walls provide durability and ease of maintenance, while a frosted window allows natural light to enhance the bright and functional space.



## The rear garden

The rear garden is a generous and attractive outdoor space featuring areas of lawn, mature planting and a paved patio ideal for seating. It includes two useful outbuildings providing storage and workspace options. The garden offers excellent potential for landscaping, relaxation and outdoor entertaining while enjoying a pleasant outlook and a sense of privacy.







## The driveway and parking

The property benefits from a driveway set within the front garden, offering convenient off-road parking. Additional parking is available within the cul-de-sac, making it practical for residents and visitors. The driveway provides direct access to the garden through a side gate, enhancing everyday convenience.

## Location

Set within the peaceful village of Ocle Pychard, this property enjoys a quiet residential position surrounded by countryside and green open space. The area offers a strong sense of community and is well positioned for access to Bromyard, Hereford and surrounding villages. Local amenities, including shops, healthcare services and leisure facilities, are within easy reach, offering everyday convenience.

There are a number of well-regarded schools in the wider area, catering for all age groups. Transport connections are good, with road links providing straightforward access to the A4103 for travel towards Hereford, Worcester and the M5 motorway. Regular public transport serves nearby towns, supporting both local and regional travel.

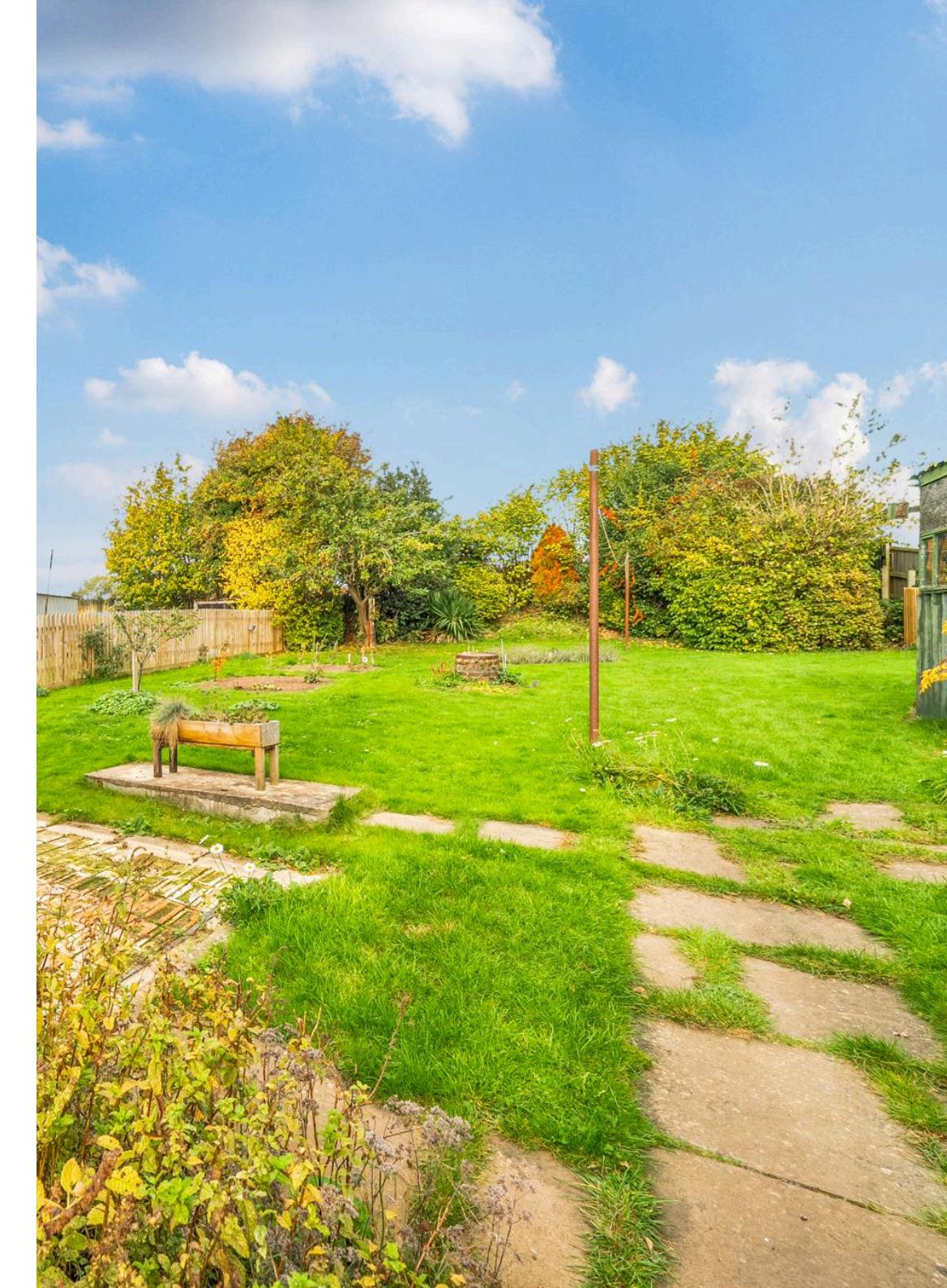
This sought-after location combines rural tranquillity with accessibility, making it ideal for those seeking a peaceful lifestyle within reach of modern conveniences and family connections.

## Services

The property benefits from mains electricity and water. There is a shared sewerage treatment plant and central heating is electric and benefits from solar panels. There are new, modern convector heaters in all rooms except the hall and the second bedroom. There is an immersion heater for the water.

## Council Tax

The Council Tax for this property is Band B.



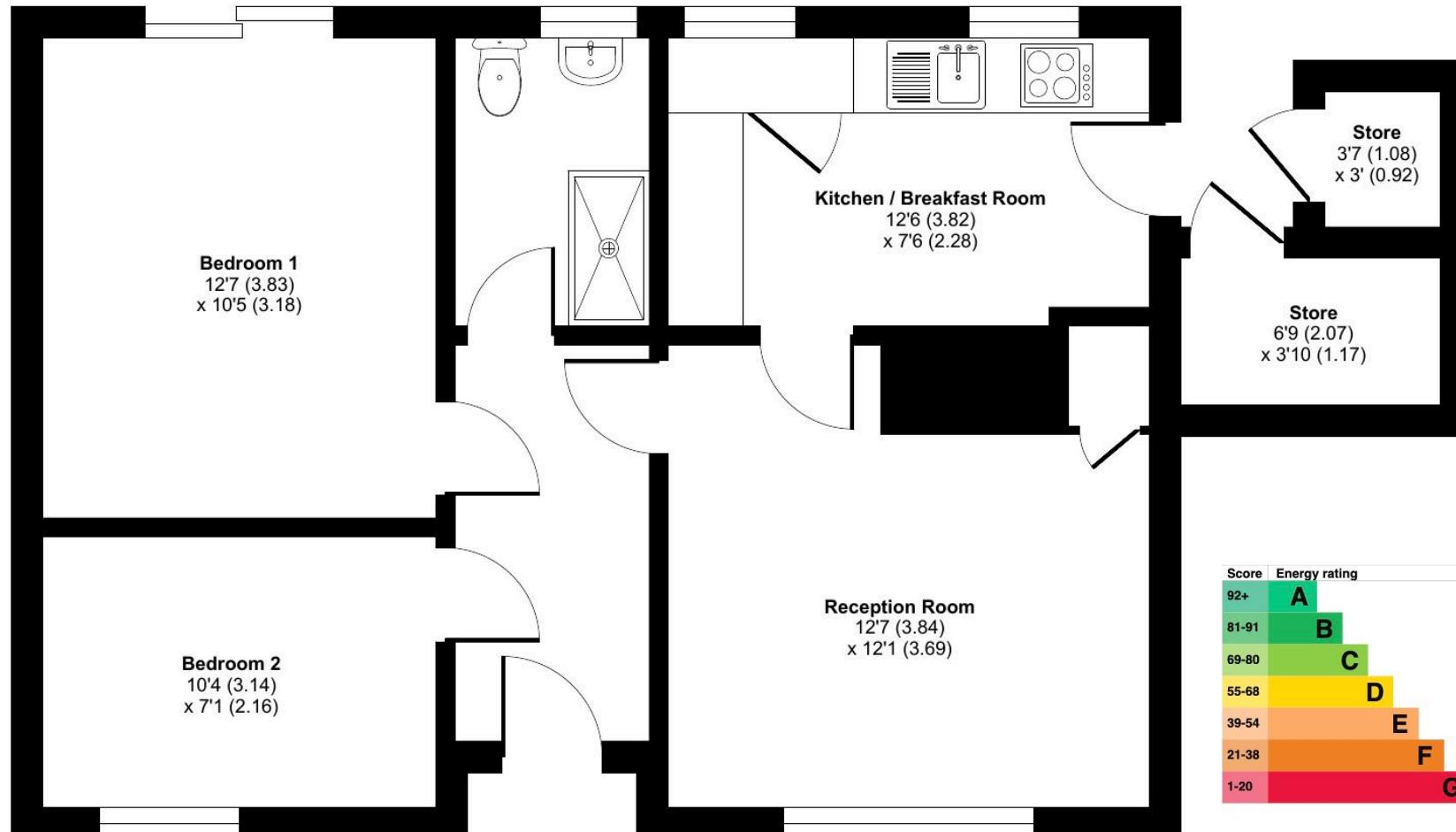
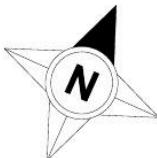
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Approximate Area = 573 sq ft / 53.2 sq m

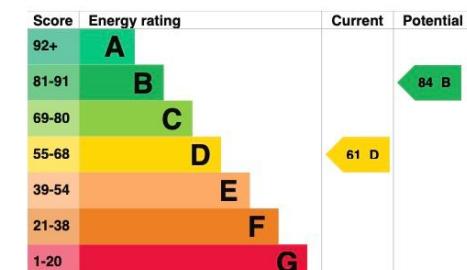
Outbuilding = 37 sq ft / 3.4 sq m

Total = 610 sq ft / 56.6 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1370087



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